174.0	0004	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	439,600 / 439,600
					USE VALUE:	439,600 / 439,600
					ASSESSED:	439,600 / 439,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9	-11	ARNOLD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRIAN CALLAHAN CO
Owner 2:	
Owner 3:	
Street 1:	20 WOODBURY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SIROIS ROBERT J/LIFE ESTATE -
Owner 2:	-
Street 1:	11 ARNOLD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,465 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1920, having primarily Asbestos Exterior and Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3465.000	66,200	6,600	366,800	439,600
Total Card	0.080	66,200	6,600	366,800	439,600
Total Parcel	0.080	66,200	6,600	366,800	439,600

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 116109
GIS Ref:
GIS Ref:
Insp Date: 06/18/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0004-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	323,300	6600	3,465.	366,800	696,700	696,700	Year End Roll	12/18/2019
2019	104	FV	268,800	6600	3,465.	361,500	636,900	636,900	Year End Roll	1/3/2019
2018	104	FV	265,300	6600	3,465.	277,700	549,600	549,600	Year End Roll	12/20/2017
2017	104	FV	249,300	6600	3,465.	262,000	517,900	517,900	Year End Roll	1/3/2017
2016	104	FV	249,300	6600	3,465.	241,000	496,900	496,900	Year End	1/4/2016
2015	104	FV	209,300	6600	3,465.	225,300	441,200	441,200	Year End Roll	12/11/2014
2014	104	FV	209,300	6600	3,465.	207,500	423,400	423,400	Year End Roll	12/16/2013
2013	104	FV	217,300	6600	3,465.	207,500	431,400	431,400		12/13/2012

!13532!

PRINT

Date	Time
12/11/20	03:28:15

LAST REV

Date	Time
10/29/20	10:02:44

danam

USER DEFINED

Prior Id # 1:	116109
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13532

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIROIS ROBERT J	74028-289	1	1/23/2020	Estate/Div	600,000	No	No		
SIROIS ROBERT J	67410-293		6/10/2016	Convenience	1	No	No		Robert J Sirois dod 5/15/2019
SIROIS ROBERT J	67410-290		6/10/2016	Convenience	1	No	No		
SIROIS ROBERT J	33850-616		10/18/2001	Family		No	No		
SIROIS ROBERT J	30304-394		6/17/1999	Family		No	No		
	7639-231		2/16/1999	Convenience		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	896	Heat App	10,000	C				
5/29/2020	504	Demoliti	16,000	O				
5/26/2020	554	New Buil	260,000	O				
11/16/2014	1708	New Wind	2,345					Install 1 three pa
4/4/2012	323	Manual	4,100					insulation
6/1/2010	535	Window/S	5,175					REPLACEMENT WINDOW
11/29/2004	1065	Manual	9,400					cons of pre-fab su
10/7/2004	985	Wood Dec	2,000			G6	GR FY06	10X13

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2020	Meas/Inspect	DGM	D Mann
4/27/2020	SQ Returned	JO	Jenny O
4/21/2020	Other Change	JO	Jenny O
4/17/2020	SQ Mailed	MM	Mary M
10/5/2018	MEAS&NOTICE	HS	Hanne S
10/20/2008	Meas/Inspect	189	PATRIOT
4/21/2005	Permit Visit	BR	B Rossignol
1/17/2000	Inspected	277	PATRIOT
12/17/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3465		Sq. Ft.	Site		0	70.	1.51	6									366,765						366,800	

Total AC/HA: 0.07955 | Total SF/SM: 3465 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 366,765 | Spl Credit | Total: 366,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	2 - Clapboard	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.00000000
Const Adj.:	0.95740420
Adj $ / SQ:	153.185
Other Features:	96000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	96000
Depreciation:	29760
Depreciated Total:	66240

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	3	1	
Totals			
2	9	4	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	153.18
Special Features:	0	Val/Su Net:	
Final Total:	66200	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad		Gross Are	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0004-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X26	A	AV	1920	19.37	T	40	104			6,600			6,600

More: N	Total Yard Items:	6,600	Total Special Featues:		Total: 6,600